



## WEST HAVEN CITY COUNCIL MEETING MINUTES

**August 6, 2025 6:00 P.M.**

City Council Chambers  
4150 South 3900 West, West Haven, UT 84401

Present:	
Rob Vanderwood	Mayor
Ryan Swapp	Councilmember
Carrie Call	Councilmember
Ryan Saunders	Councilmember
Kim Dixon	Councilmember
Shawn Warnke	City Manager
Emily Green	City Recorder
Amy Hugie	City Attorney
Stephen Nelson	Community Development Director
Daniel Tanner	Code Enforcement Officer
John Wallace	Public Works Director
Excused:	
Nina Morse	Councilmember

### **5:30 Work Session – In City Council Chambers**

NO ACTION CAN OR WILL BE TAKEN ON ANY CITY COUNCIL MEETING AGENDA ITEMS DISCUSSED DURING PRE-COUNCIL WORKSHOP - DISCUSSION OF SUCH ITEMS IS FOR CLARIFICATION OF AGENDA ITEMS.

**MEETING TO ORDER:**      **MAYOR VANDERWOOD**

### **REPORTS AND DISCUSSION AS FOLLOWS:**

#### **1. Discussion-Council and City Manager Updates**

*Councilmember Saunders asked how the general plan was going.*

*Stephen Nelson said their timeline plans on a rough draft in April 2026.*

*Shawn Warnke said that he sent out an email regarding UTOPIA and if the council has any questions to please contact him. He said the City is currently working on striping around schools before they start for safety purposes and that he has a draft for the personnel policy that he will be sending out shortly. He said he is working on a strategic plan and hoping to get an extension and have the deliverables due by the first of the year to align with the budget.*

*City Council did not object to the extension.*

*Mayor Vanderwood said that the population is being assessed differently this year and as a result ours shows a lower population. He said staff is working to rectify the issue.*

#### **2. Discussion-Emergency Operations Plan Summary and Overview-Dan Tanner**

*Daniel Tanner gave an emergency operations plan presentation.*

### **6:00 Regular City Council Meeting**

#### **1. MEETING BROUGHT TO ORDER:**

*The Council met at their regularly scheduled meeting held in the Council Chambers.*

*Mayor Vanderwood brought the meeting to order at 6:05 PM and welcomed those in attendance.*

#### **2. OPENING CEREMONIES**

**A. PLEDGE OF ALLEGIANCE**

**Councilmember Saunders**

**B. PRAYER/MOMENT OF SILENCE**

**Councilmember Call**

3. **PUBLIC PRESENTATION:** Resident(s) attending this meeting will be allotted 2 minutes to express a concern or ask a question about any issue that IS NOT ON THE AGENDA. No action can or will be taken on any issue(s) presented.  
*No one came up at this time.*

4. **UPCOMING EVENTS**

Music Circle	August 25, 2025	7:00 PM
Senior Lunch Bunch	August 27, 2025	11:30 AM
Arts Festival	September 20, 2025	5:00 PM-8:00 PM
Utah League of Cities and Towns Annual Convention	October 1-2, 2025	
Utah League of Cities and Towns and Wasatch		
Front Regional Council Administrative Advisor Event	September 3, 2025	5:30-8:00 PM

*Councilmember Saunders said September 6, 2025 is the National Day of Service and the beautification committee plans on clearing out weeds in the Poulter Pond area.*

*City Council agreed to cancel the Sept. 3, 2025, meeting for training.*

5. **COUNCIL UPDATES**

*Councilmember Dixon said the Youth Council is looking for new members and will be holding their first meeting on August 21, 2025.*

**\*\*\*AGENDA ACTION ITEMS\*\*\***

6. **ACTION ON CONSENT AGENDA**

A. CITY COUNCIL MINUTES	MEETING HELD	June 16, 2025
B. STAKER PARSON COMPANIES	\$397,605.29	Inv.#214021-2
C. STAKER PARSON COMPANIES	\$647,817.93	Inv.#214021-3
D. STAKER PARSON COMPANIES	\$71,415.28	Inv.#214021-R
E. STAKER PARSON COMPANIES	\$551,932.99	Inv.#214031-2
F. CENTURY EQUIPMENT COMPANY	\$91,944.50	Inv.#LO11263-1
G. STOTZ EQUIPMENT	\$50,395.34	Inv.#32130270

Councilmember Call made a motion to approve the consent agenda. Councilmember Saunders seconded the motion.

AYES:	Councilmember Dixon, Councilmember Call, Councilmember Saunders, Councilmember Swapp
NAYS:	
RECUSED:	

7. **PRESENTATION-2025 WEST HAVEN CITY RESIDENT SURVEY RESULTS-KYRENE GIBB**

*Kyrene Gibb gave a presentation on the results of the resident survey and compared them against results of the survey completed on 2021.*



# KEY FINDINGS & TAKEAWAYS

- Residents are more positive about West Haven generally than they were in 2021. *Perceptions of West Haven are improving, with 68% saying the city is headed in the right direction—up from 54% in 2021—and 80% likely to recommend it as a place to live. However, concerns remain, as many are unsure if the city has improved over the past five years, and 61% feel it is growing too fast.*
- Transportation and infrastructure are among the top concerns for residents. *Many feel more investment is needed in infrastructure, planning, and zoning—especially as new apartment construction raises concerns about overcrowding and strained city services. While most residents feel safe walking in the city, many say sidewalks are lacking, and road quality, though generally rated positively, remains an area of focus.*
- Economic development is a top priority for West Haven Residents, especially when it comes to grocery stores and local businesses. *Over half of respondents feel the city lacks the types of businesses they want, with strong demand for more locally owned grocery stores, restaurants, and retail shops. Key expectations for future development include adequate parking and attractive landscaping. Gas stations are seen as overbuilt and largely unwanted.*
- Crime and safety remain key priorities for residents, with police services receiving the highest funding allocation in the survey. *Satisfaction with the Weber County Sheriff's Office is good, and residents overwhelmingly prefer to continue the current contract with the County rather than form a local department when faced with rising taxes and costs. Still, concerns persist about understaffing and whether current services can keep up with West Haven's rapid growth.*

## How West Haven Compares to Utah City Benchmarks

West Haven exceeds the average scores across ten Utah cities along the Wasatch Front in perceptions of family-friendliness and safety. It falls slightly below average in overall direction, quality-of-life ratings, and residents' likelihood to recommend the city to others, but remains within the realm of meeting expectations for the latter two metrics.



Question	West Haven	Avg of Other Cities	Difference	Grade
Average Quality of Life (0-100)	74.7	77.4	-2.7 ↓	Meets expectations
City Headed in Right Direction (%)	68%	76%	-8% ↓	Room for improvement
Likelihood to Recommend (%)	80%	84%	-4% ↓	Meets expectations
Good Place to Raise a Family (%)	83%	78%	5% ↑	Exceeds expectations
Perceived Safety (%)	86%	82%	4% ↑	Meets expectations

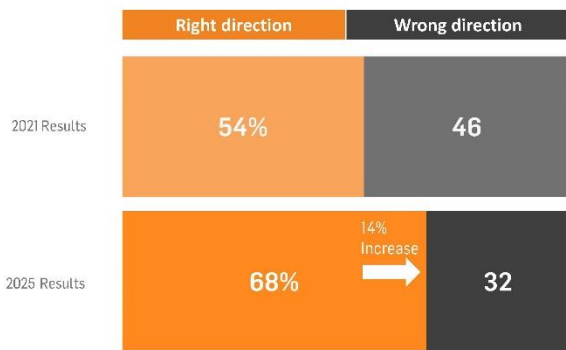
# METHODOLOGY

- 424 West Haven residents were sampled via address-based sampling.
- Survey invitations were sent via postcard and email, and reminders were sent via email and text message. All surveys were completed online.
- The data were weighted to reflect the demographics of registered voters in West Haven, specifically in regard to age, gender, home ownership, and race.
- Online interviews fielded May 22<sup>nd</sup> – June 12<sup>th</sup>, 2025
- Margin of error +/- 4.7

# Public Perception

## Rising Confidence in West Haven's Direction

Today, 68% of residents say West Haven is headed in the right direction- a significant increase from 54% four years ago in 2021. This signals growing optimism and satisfaction with local progress, particularly among residents who have moved to West Haven in the past decade.



### Newer Residents More Optimistic About West Haven's Future

Perspectives on West Haven's direction appear tied to how long residents have lived in the city. A strong majority (71%) of those who believe the city is headed in the right direction have lived there less than 10 years. In contrast, 57% of those who feel the city is on the wrong track have been in West Haven for over a decade. This divide points to a potential disconnect between long-term residents and recent arrivals, highlighting the need for city leaders to bridge generational expectations and ensure that growth aligns with the values of both groups.

Q: Overall, would you say the City of West Haven is headed in the right direction or the wrong direction? (n = 413)

## Residents Report High Quality of Life

The average self-reported quality of life score is 74.7 out of 100. Most respondents rated their lives positively with the majority of scores falling between 60 to 90. A small but notable portion experienced lower satisfaction, which had a negative influence on the overall average. The overall average increased by 0.5 points from 2021.



### Quality of Life Linked to Outlook and Time in West Haven

Quality of life ratings are closely tied to both residents' outlook on the city's direction and how long they've lived there. Those who believe the city is headed in the right direction report a significantly higher average quality of life score (81.3) compared to those who feel it's on the wrong track (64.4). Additionally, newer residents tend to report higher satisfaction: those living in West Haven for less than 10 years average 76.7, compared to 73.3 for those here 10-20 years, and 70.1 for those who have lived in the city for over 20 years.

Q: All things considered, on a scale from 0 to 100, with 0 being very low and 100 being very high, how would you rate your overall quality of life in West Haven? (n = 419)

# Most Residents Would Recommend Living in West Haven

80% of respondents say they are either very likely (35%) or somewhat likely (45%) to recommend West Haven as a place to live. Only a small portion of residents are unlikely to recommend West Haven as a place to live. When asked what they like about the city, residents consistently point to West Haven's small-town feel, safe communities, and engaging events as key strengths driving their satisfaction.



Q: How likely are you to recommend West Haven to friends and family as a good place to live? (n = 528)  
Q: What do you like most about living in West Haven? (n = 379)

## How Perceptions of West Haven Differ by Length of Residency

Resident perceptions of West Haven shift noticeably based on how long they've lived in the city. Those who've lived in West Haven for less than 5 years are the most optimistic, with strong belief in the city's direction and the highest likelihood to recommend it as a place to live. Residents of 5–10 years still hold generally positive views, though they're more aware of recent changes—both good and bad. Mid-term residents (10–15 years) show growing skepticism about the city's trajectory and are less likely to recommend it. Long-term residents (16+ years) are the most critical, reporting declining satisfaction, the lowest quality of life ratings, and more negative views about the city's direction and change over time.

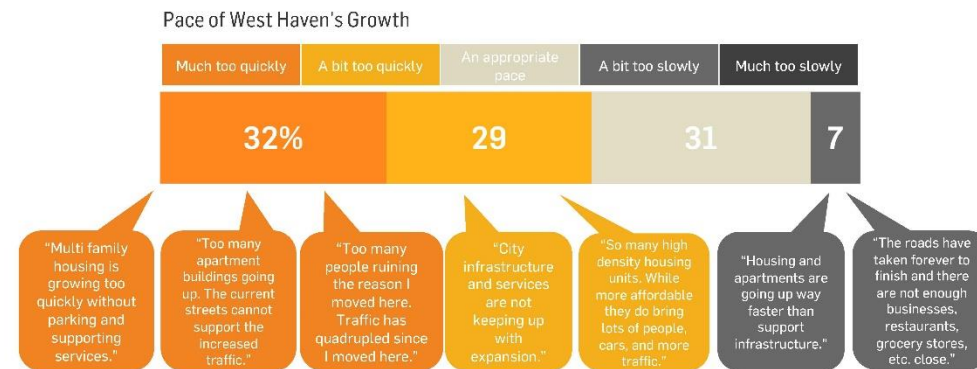
 <5 years	 5-10 years	 10-15 years	 16 years +
<b>Newer Residents: Optimistic and Positive</b> Key Findings: <ul style="list-style-type: none"><li>- 84% say the city is headed in the right direction (highest of all groups)</li><li>- Quality of life score: 74.8/100</li><li>- 54% didn't rate change due to short time living in the city</li><li>- 52% are very likely to recommend living in West Haven</li><li>- Only 14% are unlikely to recommend West Haven to others</li></ul>	<b>Settled Residents: Still Positive but More Cautious</b> Key Findings: <ul style="list-style-type: none"><li>- 70% say the city is headed in the right direction</li><li>- Quality of life score: 76.8/100 (highest)</li><li>- 35% say things have gotten somewhat or much worse, though 35% also say better</li><li>- 82% are likely to recommend West Haven</li><li>- Only 18% unlikely to recommend West Haven to others</li></ul>	<b>Mid-Term Residents: Increasing Doubts and Mixed Satisfaction</b> Key Findings: <ul style="list-style-type: none"><li>- 58% say the city is headed in the right direction</li><li>- Quality of life score: 74.0/100</li><li>- 48% say things have gotten somewhat or much worse</li><li>- Only 23% are very likely to recommend West Haven</li><li>- 30% are unlikely to recommend West Haven, over double the newer residents</li></ul>	<b>Long-Term Residents: Deepening Concerns and Declining Satisfaction</b> Key Findings: <ul style="list-style-type: none"><li>- Only 48% say the city is headed in the right direction</li><li>- Quality of life score: 70.9/100</li><li>- 61% say things have gotten worse in the last 5 years</li><li>- Only 31% are very likely to recommend West Haven to others</li><li>- 27% are unlikely to recommend West Haven</li></ul>

## Top Issues for West Haven



# Majority Believe West Haven Is Growing Too Quickly

A majority of residents (61%) believe West Haven is growing too quickly, down **19 percentage points** from 2021. Most of that shift went to those who now feel the pace is appropriate (31%), indicating more residents view the growth as reasonable compared to four years ago, though overall concerns remain.



Q: Which of the following statements best reflects how you feel about the pace at which West Haven is growing? (n = 379)

## Top Issues For Residents: Economic Development and Infrastructure

Residents ranked economic development and infrastructure as the top concerns, followed by city character and open space. Those who selected "other" often expressed a desire for fewer apartments, more affordable housing, additional grocery stores, and community centers.



Q: Please rank the following issues facing West Haven today in order of importance. Click and drag the items into your preferred rank order where 1 is the most important issue and 8 is the least important issue. (n=413)

## Residents Feel Safe Yet Want More Businesses

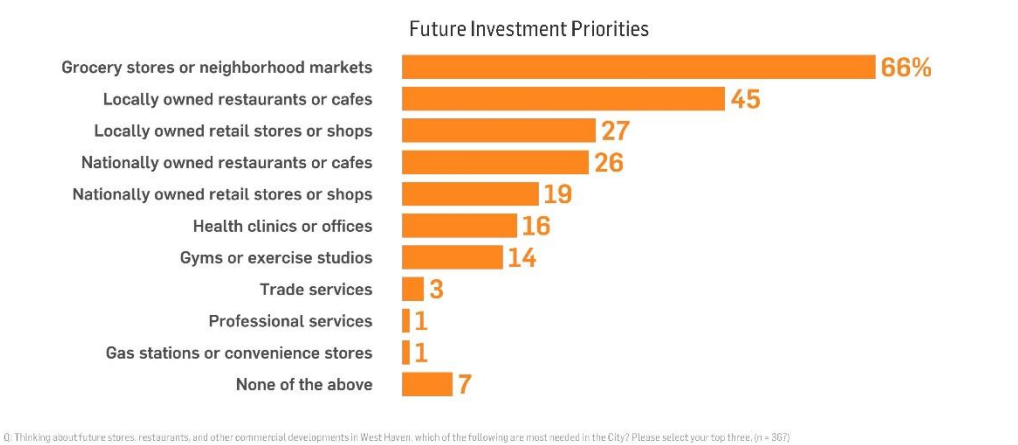
Residents overwhelmingly feel West Haven is safe and family-friendly, but confidence fades when it comes to growth and business development- with over half expressing dissatisfaction with the lack of desired businesses, which is the only option that experienced a decline from 2021.



Q: To what extent do you agree or disagree with the following statements about West Haven? (n = 421)

# Top Investment Priorities: Grocery Stores and Local Businesses

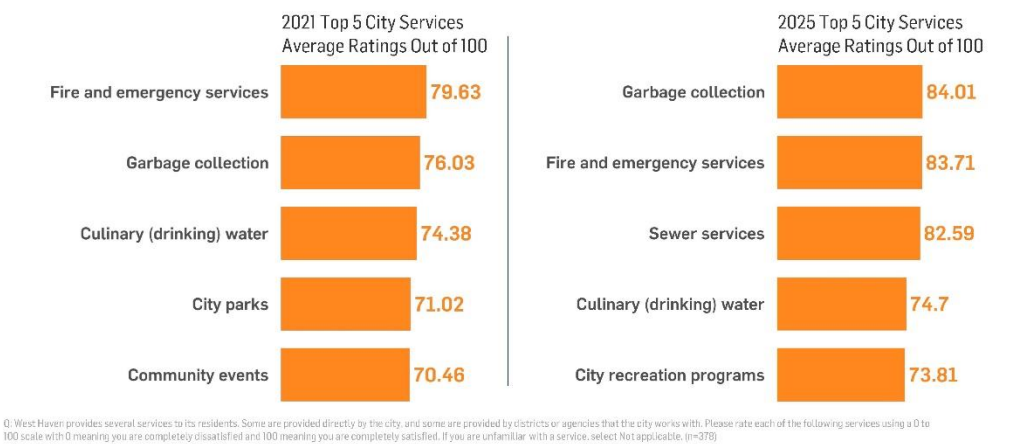
When asked about future commercial developments, 66% of residents said they would like to see more grocery stores, 45% more locally owned restaurants, and 27% more local stores and shops- in keeping with residents' general desire for more locally owned businesses.



# City Services

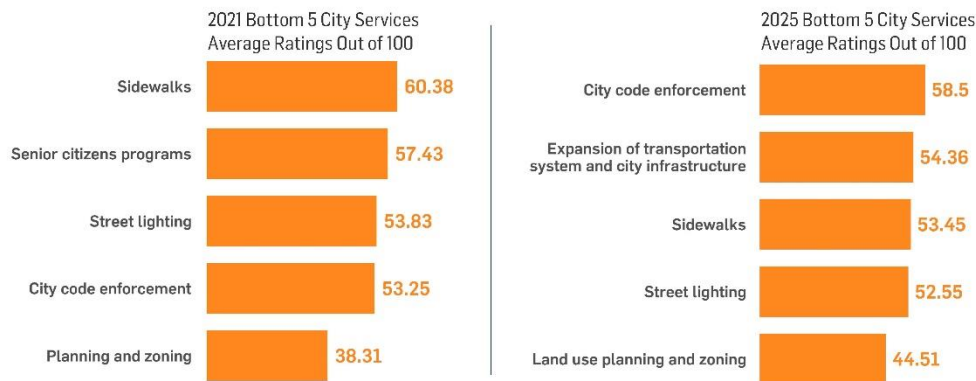
## Core Utilities and Emergency Services Rated Highest by Residents

Garbage, fire/EMS, sewer, water, and recreation programs received the highest ratings in 2025, reflecting strong public confidence in both core services and quality-of-life offerings. Notably, garbage and recreation saw significant gains since 2021, signaling perceived improvements to those services.



## Lower Ratings for Planning, Infrastructure, and Code Enforcement

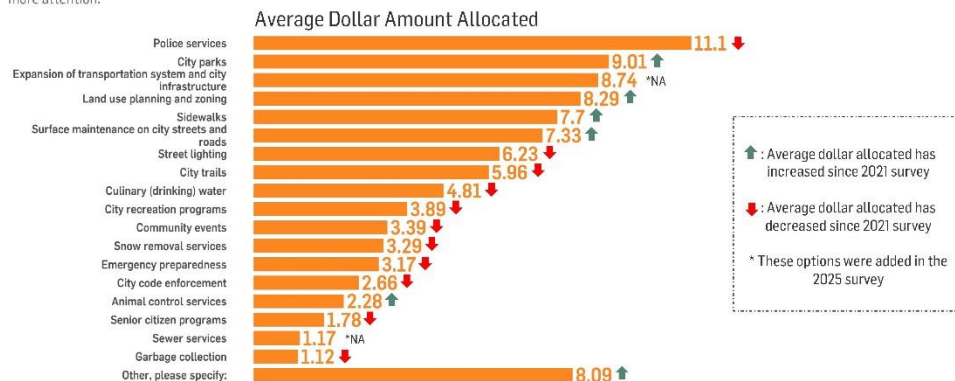
City code enforcement, sidewalks, street lighting, and land use and planning continue to receive some of the lowest ratings, highlighting areas where residents see room for improvement. While city code enforcement saw a slight gain in the overall ranking since 2021, ratings for sidewalks and street lighting have declined slightly.



Q: West Haven provides several services to its residents. Some are provided directly by the city, and some are provided by districts or agencies that the city works with. Please rate each of the following services using a 0 to 100 scale with 0 meaning you are completely dissatisfied and 100 meaning you are completely satisfied. If you are unfamiliar with a service, select Not applicable. (n=378)

## Budget Priorities: Police, Parks, and Infrastructure

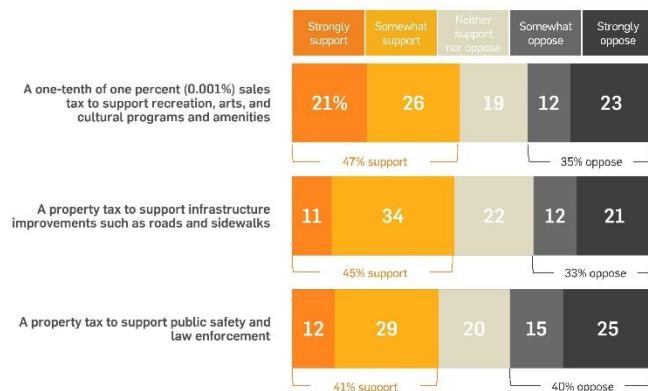
When asked to distribute \$100 across city services, residents gave the most to police, parks, and transportation/infrastructure. Residents allocated the least amount of money to garbage and sewer services, suggesting those services are doing well enough as is. Compared to 2021, average allocations decreased for police, street lighting, trails, drinking water, and code enforcement, suggesting perceived improvements. Increases for parks, sidewalks, and streets indicate areas needing more attention.



Q: Suppose you had \$100 of the West Haven City budget to spend to improve city services. How would you divide your \$100 among the various city services to fund improvements? (You may spend the \$100 all in one category or divide it up as you please, but the total must be \$100.) (n=386)

## Support Mixed for Tax Increases Tied to Community Services

Sales tax for recreation and a property tax for infrastructure draw the strongest backing; property tax for public safety shows more divided opinion, with about as many people opposing as supporting.



Q: As the City of West Haven continues to evolve, additional revenue may be needed to fund city services such as utilities, recreation programs, public safety, etc. Thinking about the different revenue sources available for local governments to fund these core operations, please indicate whether you would support or oppose the City implementing each of the following. (n=364)

### Tax Opposition Tied to Homeownership, Income, and Satisfaction

Opposition to property tax increases—particularly for infrastructure and public safety—is higher among wealthier homeowners. Among property tax for infrastructure opponents, 58% earn over \$100k and 92% own a home, compared to lower-income earners and renters which are more commonly among supporters. For the law enforcement support tax, 88% of opponents own a home and none rent an apartment, while supporters include more apartment renters (10%). Notably, 76% of opponents report satisfaction with police services, while 26% of supporters express dissatisfaction—suggesting support may reflect a desire for improvement.



# 1-in-3 Residents Calls for More Local Services

Top unmet needs include more grocery stores, improved police presence, recycling options, and community recreation centers.

## Services that Residents would like West Haven to Provide

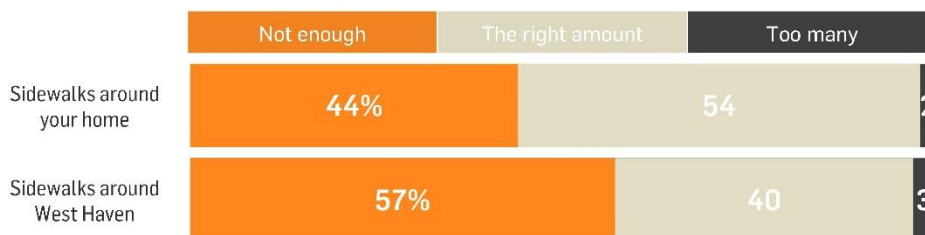


Q: What services not currently provided by West Haven do you think the City should provide? (n = 113)

# Residents Want More Sidewalks

Sidewalk access is a clear concern among West Haven residents, with 44% saying there aren't enough sidewalks near their homes and 57% saying the city overall lacks adequate sidewalks. While over half feel their immediate area is sufficiently served, the broader view suggests West Haven needs more sidewalks as it continues to grow.

## Sidewalks in West Haven

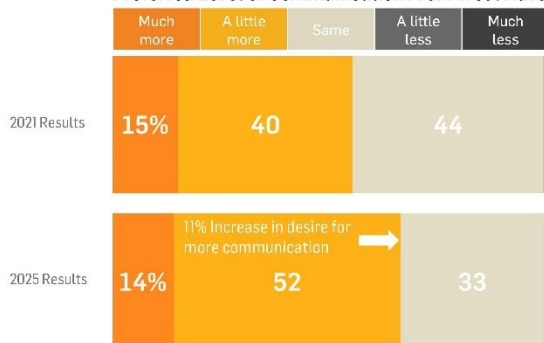


Q: Do you feel like there are too few, too many, or the right number of sidewalks in the area around your home? (n = 383)  
Q: Do you feel like there are too few, too many, or the right number of sidewalks in West Haven generally? (n = 377)

# Residents Want More Communication from the City

Two-thirds of residents say they'd like to receive more communication from West Haven, reflecting an 11% increase since 2021. Only 1% prefer less, highlighting strong support for more frequent and proactive city updates.

## Preferred Level of Communication From West Haven



Q: Would you prefer to receive more communication from West Haven, less communication, or are you happy with the level of communication you currently receive from the City? (n = 378)

## Newsletter Valued, But More Communication Channels Wanted

Among those who want more communication from West Haven, the most common current source of information is the newsletter included with the municipal/sewer bill (28%), followed by word of mouth from neighbors or friends (19%) and social media accounts (17%). According to the responses, most people appreciate the newsletter currently received in the mail, yet their may be an opportunity to expand and diversify communication efforts.

# Weber County Sheriff's Office

## Strong Trust in Weber County Sheriff's Office

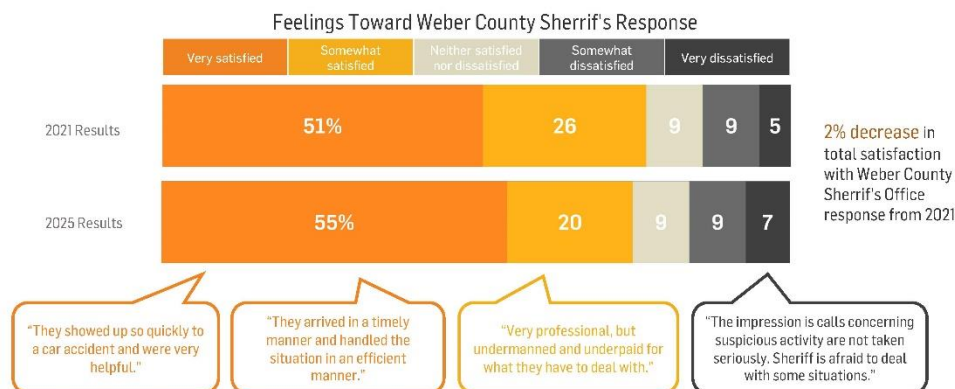
Most residents express confidence in the Weber County Sheriff's Office- 71% trust it to handle crime, 66% believe it's doing what's needed to keep roads and citizens safe, and 63% say it is professional and responsive. However, these numbers reflect slight declines from 2021, with a 9% drop in those who view the office as professional and responsive. Opinions are most divided on whether West Haven should have its own police department.



Q: To what extent do you agree or disagree with the following statements about public safety and law enforcement in West Haven? (n = 375)

## High Satisfaction with Weber County Sheriff's Office Response

Among residents who contacted the police, 75% of residents reported being satisfied, often citing quick response times and professionalism. Just 7% reported strong dissatisfaction, citing concerns that suspicious activity calls were not taken seriously and that the police force is undermanned.

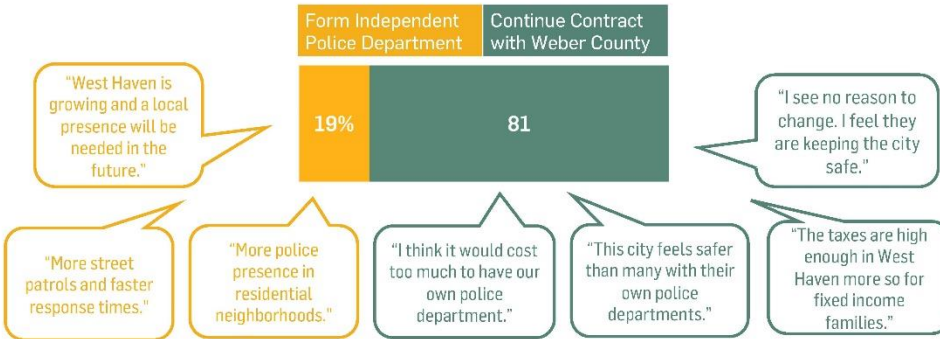


Q: Were you generally satisfied or dissatisfied with the response you received from the Weber County Sheriff's Office? (n = 80)

Q: If you have any comments you would like to briefly share about your experience with the Weber County Sheriff's Office in the past year, please enter them here.

## Residents Favor Continuing Weber County Police Services

81% of residents said they prefer to continue contracting with Weber County Sheriff's Department, citing satisfaction with the current level of service and a desire to avoid higher taxes. The remaining 19% support creating a local police department, expressing concerns about West Haven's rapid growth and the need for increased patrols in residential neighborhoods and on local roads.



Q: If West Haven City were to form its own police department, the costs would be significantly higher than continuing the City's law enforcement service contract with the Weber County Sheriff's Office. These costs would be passed along to West Haven residents in the form of taxes or fees. An anticipated result of the City having its own local police department would be an increase in law enforcement presence in the community. Knowing this, which of the following options would you prefer? (n=375)

Q: Please briefly explain why you would prefer to see West Haven form its own local police department.

Q: Please briefly explain why you would prefer to see West Haven continue its law enforcement service contract with the Weber County Sheriff's Office.



### 8. **ACTION ON PLANNING COMMISSION MEETING RECOMMENDATION(S)** **A. ACTION ON ORDINANCE 08-2025-REZONE FROM A-2 AND A-1 TO R-2-APPROX. 2700 W 2800 S (PARCELS 15-096-0020 AND 15-096-0021)-PAUL D. DONALDSON, AGENT JARED PAYNE**

*Councilmember Call asked about the wetlands on the property.*

*Randy Smith said they can build around what is delineated.*

*Councilmember Saunders asked if they have determined what the buildable areas are yet.*

*Mr. Smith said they had not yet.*

*Councilmember Call expressed reservations about rezoning to R-2 with the number of wetlands on the property.*

*Councilmember Saunders said he felt uncomfortable not knowing where the wetlands are on the property because of potential flooding in the future.*

*Mr. Smith said that you can see from the aerial views that about 40% is wetlands but there is a bench that would be buildable.*

*Mayor Vanderwood said this is a hard parcel to work with and it seems that mitigating first before developing may be better.*

**Councilmember Swapp made a motion** to deny ordinance 08-2025: the Donaldson Rezone Application, parcels 150960020 and 150960021, located at approximately 2700 W 2800 S, West Haven, finding the application's request to rezone from A-1 and A-2 to R-2 that the request does not fill the purpose of the zone to create a quiet, moderate density residential neighborhood and that the natural features and possible wetlands on the property does not meet the purpose of the rezone. **Councilmember Call** seconded the motion.

<b>AYES:</b>	<b>Councilmember Dixon, Councilmember Call, Councilmember Saunders, Councilmember Swapp</b>
<b>NAYS:</b>	
<b>RECUSED:</b>	

**B. APPROVAL OF ALTERNATIVE BUILDING MATERIALS-COMMERCIAL SUPPLY WAREHOUSE-APPROX. 2160 W 2100 S (PARCEL 15-779-0001)-BEN PROBST, AGENT FERNANDO PEREZ**

*Ben Probst said they are only a couple percentages short for the required secondary materials.*

**Councilmember Saunders made a motion** to approve the proposed alternate building materials and features, finding that the addition of the rock and decorative windows are comparable to those upgraded features, and that the applicant exceeded the minimum amount of primary materials by an additional 10% for the front façade of the building, in addition that these alternate materials and features are supported by listed features and materials. **Councilmember Swapp** seconded the motion.

<b>AYES:</b>	<b>Councilmember Dixon, Councilmember Call, Councilmember Saunders, Councilmember Swapp</b>
<b>NAYS:</b>	
<b>RECUSED:</b>	

**9. ACTION ON RESOLUTION 38-2025-AWARDING A BID TO ANDERSEN ASPHALT FOR AP4 SURFACE TREATMENT FOR ASPHALT FOR CERTAIN STREETS-JOHN WALLACE**

**Councilmember Call made a motion** to adopt resolution 38-2025 to award the bid to Andersen Asphalt for AP4 Surface Treatment for asphalt in the amount of \$154,908.00. **Councilmember Saunders** seconded the motion.

<b>AYES:</b>	<b>Councilmember Dixon, Councilmember Call, Councilmember Saunders, Councilmember Swapp</b>
<b>NAYS:</b>	
<b>RECUSED:</b>	

**10. ACTION ON RESOLUTION 39-2025-DECLARING A CERTAIN 2014 CASE BACKHOE AND A 2005 CASE DX55 TURF TRACTOR AS SURPLUS TO THE CITY'S NEEDS; AUTHORIZING THE DISPOSAL OF SUCH AS SURPLUS PROPERTY-SHAWN WARNKE**

**Councilmember Saunders made a motion** to adopt resolution 39-2025. **Councilmember Call** seconded the motion.

<b>AYES:</b>	<b>Councilmember Dixon, Councilmember Call, Councilmember Saunders, Councilmember Swapp</b>
<b>NAYS:</b>	
<b>RECUSED:</b>	

**11. ACTION ON RESOLUTION 40-2024-EASEMENT ENCROACHMENT AGREEMENT BETWEEN WILSON IRRIGATION COMPANY AND WEST HAVEN CITY-SHAWN WARNKE**

*Shawn Warnke said this is to enter into an agreement with Wilson Irrigation for a pedestrian crossing for the Wilson Canal.*

*Mayor Vanderwood said this is a safety feature for kids walking to school on 2700 W.*

**Councilmember Dixon made a motion** to adopt resolution 40-2025. **Councilmember Call** seconded the motion.

<b>AYES:</b>	<b>Councilmember Dixon, Councilmember Call, Councilmember Saunders, Councilmember Swapp</b>
<b>NAYS:</b>	
<b>RECUSED:</b>	

**12. ADJOURNMENT**

**Councilmember Swapp made a motion** to adjourn at 7:16 PM. **Councilmember Saunders** seconded the motion.

<b>AYES:</b>	<b>Councilmember Dixon, Councilmember Call, Councilmember Saunders, Councilmember Swapp</b>
<b>NAYS:</b>	
<b>RECUSED:</b>	

*Emily Green*

City Recorder

Date Approved: 8/20/25